

DESCRIPTION

All that certain lot, tract or parcel of land situated in the R.K. Smith Survey, Abstract No. 887, Collin County, Texas, and being part of a tract of land described in a Deed to Ainip Family LLC as recorded in Volume 5336, Page 5174 of the Official Public Records of Collin County, Texas, and being part of a called 21 acre tract of land and part of a tract of land called SECOND TRACT as described in a Deed recorded in Volume 338, Page 302 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at the Northeast corner of said 21 acre tract, said point being on the east bank of a creek;

THENCE S. 01 deg. 04 min. 09 sec. W. along and near a fence line, a distance of 429.81 feet to a point for corner at the intersection of the East line of said 21 acre tract with the North line of State Highway No. 121;

THENCE in a Southwesterly direction with the North line of highway as follows:
S. 57°30'57"W. 197.56 feet to a TXDOT highway monument for corner;
S. 60°42'57"W. 203.22 feet to a TXDOT highway monument for corner;
S. 57°58'18"W. 100.15 feet to a TXDOT highway monument for corner;
S. 55°32'05"W. 337.41 feet to a point for corner at a wood fence corner post at the intersection of the South line of said 21 acre tract with the North line of said highway;

THENCE S. 87 deg. 53 min. 28 sec. W. with the South line of said 21 acre tract and along an old fence line, a distance of 402.78 feet to a bois darc fence corner post found for corner;

THENCE N. 01 deg. 51 min. 45 sec. W. along an old fence line, a distance of 136.83 feet to a bois darc fence corner post found for corner;

THENCE S. 88 deg. 22 min. 44 sec. W. along a fence line, a distance of 159.07 feet to a 1/2" iron rod found for corner at the Northwest corner of a brick column in the East line of State Highway No. 160;

THENCE N. 02 deg. 04 min. 33 sec. W. with the East line of said highway, passing a fence corner post and continuing for a total distance of 330.23 feet to a point for corner at the intersection of the East line of said highway and the most Westerly North line of said SECOND TRACT;

THENCE N. 87 deg. 00 min. 34 sec. E. a distance of 273.07 feet to a point for corner in a drive at an interior corner of said SECOND TRACT;

THENCE N. 01 deg. 01 min. 31 sec. W. a distance of 128.04 feet to a point for corner in a fence line at the an interior Northwest corner of said SECOND TRACT;

THENCE N. 87 deg. 00 min. 34 sec. E. with a fence line, a distance of 120.20 feet to a pipe fence corner post for corner at an interior corner of said 21 acre tract;

THENCE N. 01 deg. 27 min. 37 sec. W. with a fence line, a distance of 209.27 feet to a point for corner at an interior corner of said 21 acre tract;

THENCE S. 88 deg. 47 min. 51 sec. W. with the most a South line of said 21 acre tract, a distance of 132.38 feet to a point for corner at a Southwest corner of said 21 acre tract;

THENCE N. 01 deg. 12 min. 09 sec. W. with the most Northerly West line of said 21 acre tract, a distance of 57.00 feet to a point for corner at the most Northerly Northwest corner of said 21 acre tract;

THENCE N. 88 deg. 46 min. 58 sec. E. with the North line of said 21 acre tract, a distance of 132.12 feet to a 1/2" iron rod found with cap near a fence corner post in the North line of said 21 acre tract;

THENCE N. 88 deg. 59 min. 04 sec. E. with the North line of said 21 acre tract and along a fence line, passing a pipe fence corner post and continuing for a total distance of 910.04 feet to the POINT OF BEGINNING and containing 18.366 acres of land more or less.

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S. 57°58'18"W. 100.15 feet to a TXDOT highway monument for corner;
S. 55°32'05"W. 337.41 feet to a point for corner at a wood fence corner post at the intersection of the South line of said 21 acre tract with the North line of said highway;

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THENCE N. 01 deg. 51 min. 45 sec. W. along an old fence line, a distance of 136.83 feet to a bois darc fence corner post found for corner;

THENCE S. 88 deg. 22 min. 44 sec. W. along a fence line, a distance of 159.07 feet to a 1/2" iron rod found for corner at the Northwest corner of a brick column in the East line of State Highway No. 160;

THENCE N. 02 deg. 04 min. 33 sec. W. with the East line of said highway, passing a fence corner post and continuing for a total distance of 330.23 feet to a point for corner at the intersection of the East line of said highway and the most Westerly North line of said SECOND TRACT;

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20161103001496430
O.P.R.C.C.T.

N 88°59'04"E 910.04'

P.O.B.
CORNER
PASS PIPE
F.C.P.

V. 4504, P. 2245
O.P.R.C.C.T.

N 88°46'58"E 132.12'
CORNER
N 01°12'09"W 57.00'
CORNER
S 88°47'51"W 132.38'
CORNER
N 01°27'37"W 209.27'

20161103001496430
O.P.R.C.C.T.

N 87°00'34"E 120.20'

CORNER
F.C.P.
CM
CORNER
F.C.P.
CM

CROSS ROADS PRESBYTERIAN
CHURCH
V. 237, P. 439
D.R.C.C.T.

AINIP FAMILY LLC
V. 5836, P. 5174
O.P.R.C.C.T.
PART OF
CALLED 21 ACRES
V. 338, P. 302
D.R.C.C.T.

EASEMENT
DESERT WATER SUPPLY CORPORATION
V. 630, P. 504
D.R.C.C.T.

AINIP FAMILY LLC
V. 5836, P. 5174
O.P.R.C.C.T.
PART OF
SECOND TRACT
V. 338, P. 302
D.R.C.C.T.

STATE HIGHWAY NO. 121

STATE HIGHWAY NO. 160

LEGEND

IRS	IRON ROD SET W/CAP *FITE 5837"
IRFC	IRON ROD FOUND W/CAP
IRF	IRON ROD FOUND
CM*	CONTROL MONUMENT
∅	POWER POLE
∅	LIGHT POLE
⊖	ANCHOR
⊖	ELEC. METER
⊖	GAS METER
⊖	WATER METER
⊖	WATER VALVE
⊖	FIRE HYDRANT
⊖	TELEPHONE PEDESTAL
⊖	CABLE PEDESTAL
⊖	SUBSURFACE UTILITY BOX
⊖	ELECTRIC TRANSFORMER

NOTES

- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
- 2) Survey prepared with benefit of Title Commitment, G.F. No. AL10, Effective Date March 3, 2019.

David W. Fite, R.P.L.S. No. 5837

DAVID FITE SURVEYING

SCALE: 1" = 100'
JOB NO. DF180041
DRAWN: D.W.F.
DATE: 1-31-2019
OR NO. 1804250-ALJNH
CHECK: D.W.F.

3480 COUNTY ROAD 3307
GREENWILE, TX 75402
PH. NO. 903-355-8178
FAX NO. 903-454-7478
E-MAIL: davidfite@dfite.net

